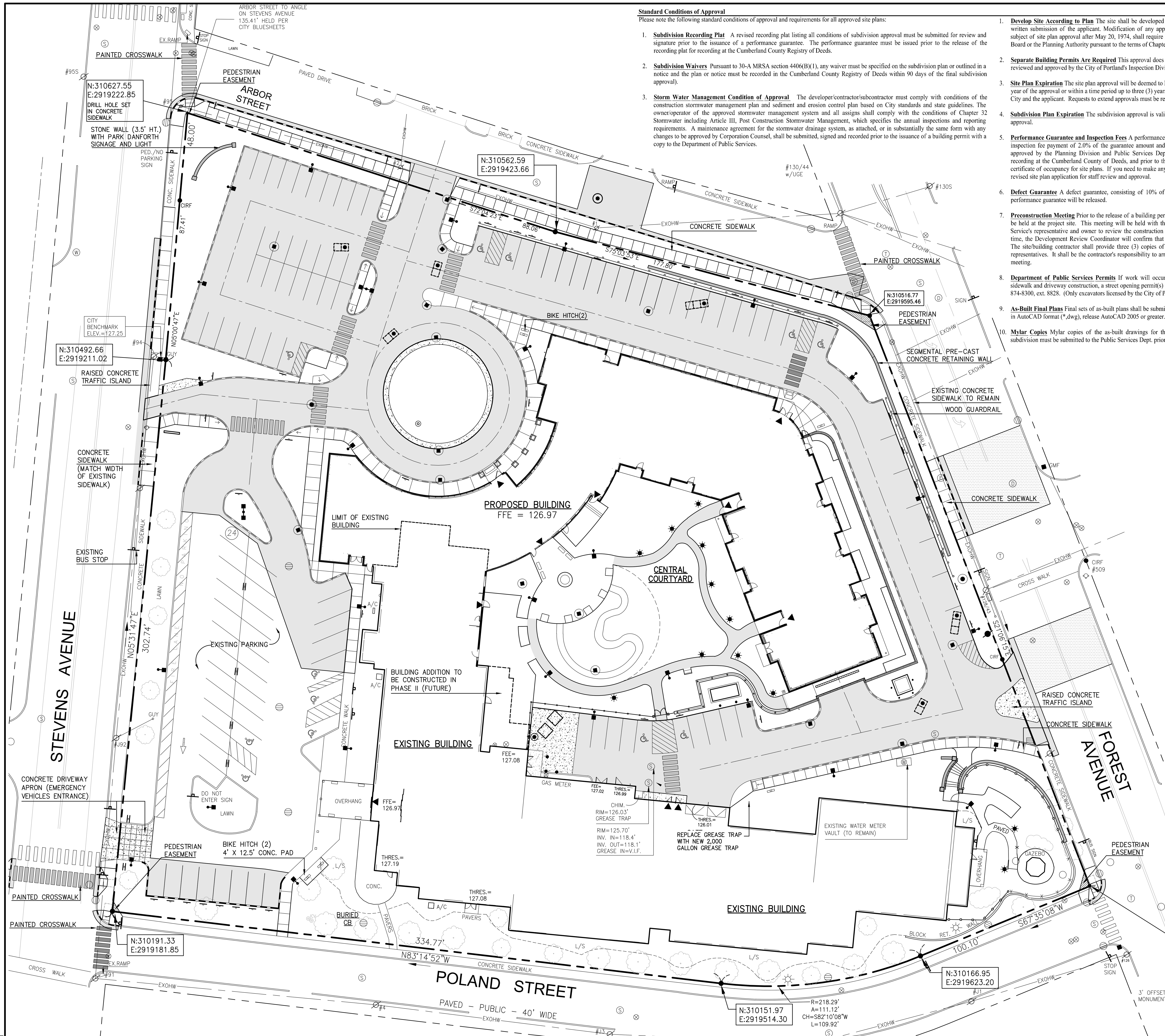

Standard Conditions of Approval

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.

2. **Subdivision Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).

3. **Storm Water Management Condition of Approval** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted, signed and recorded prior to the issuance of a building permit with a copy to the Department of Public Services.

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.

5. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

6. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

7. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

8. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

9. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

10. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

GENERAL NOTES:

1. SITE AREA: 181,100 SF OR 4.16 ACRES
2. APPLICANT: THE PARK DANFORTH
   C/O DENISE VACHON C.E.O.
   777 STEVENS AVENUE
   PORTLAND, MAINE 04103
3. OWNERS: HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)
   HOME FOR THE AGED LOTS 146-C-8 (BOOK 30933, PAGE 330), 146-C-5, 146-C-10 (BOOK 6354 PAGE 117).
4. ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
5. PARCELS ARE IS SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
7. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	4 ACRES	4.16 ACRES
MINIMUM LOT WIDTH	40 FEET	380 FEET
MINIMUM STREET FRONTAGE:	40 FEET	389 FEET
FRONT YARD SETBACK	10 FEET	89 FEET
REAR YARD SETBACK	20 FEET	43 FEET
SIDE YARD SETBACK	15 FEET	55 FEET
SIDE YARD IN SIDE STREET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	40-50%	30%
MAXIMUM HEIGHT OF STRUCTURES:	65 FEET	60 FEET
LANDSCAPED OPEN SPACE	20%	26%

8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY & TOPOGRAPHIC SURVEY ON STEVENS AVE., ARBOR ST., FOREST AVE. AND POLAND ST., PORTLAND, MAINE, MADE FOR MITCHELL & ASSOCIATES', DATED JANUARY 3, 2014, PREPARED BY OWEN HASKELL INC., FALMOUTH MAINE
9. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.
10. PROPOSED DWELLING UNITS: 58 INDEPENDENT LIVING UNITS
    EXISTING DWELLING UNITS: 160 (124 SNILU AND 36 INTERMEDIATE CARE)
11. OFF-STREET PARKING REQUIREMENTS:

REQUIRED		
SNILU UNITS (124)	1 SPACE/4 UNITS	31 SPACES
INTERMEDIATE CARE (36 UNITS)	1 SPACE/5 UNITS	8 SPACES
NEW UNITS (58)	1 SPACE/1 UNIT	58 SPACES
EMPLOYEE PARKING	1 SPACE/EMPLOYEE	32 SPACES
	TOTAL	129 SPACES

REQUIRED (PER PARKING ANALYSIS)
0.70 SPACES PER UNIT X 215 UNITS 151 SPACES

PROPOSED PARKING		134 SPACES
	HANDICAP PARKING	12 SPACES
	TOTAL	146 SPACES

12. BICYCLE PARKING:
    REQUIRED: 2 SPACES/5 DWELLING UNITS
    24 SPACES (58 NEW DWELLING UNITS)
    PROPOSED: 24 SPACES (6 EXTERIOR, 6 IN GARAGE)
13. SNOW STORAGE AREA IS LIMITED ON-SITE FOR CURRENT AND PROPOSED IMPROVEMENTS. THE PARK DANFORTH INTENDS TO CONTRACT FOR SNOW REMOVAL FOR LARGE STORM EVENTS EXCEEDING 3 INCH EVENTS, OR AS NEEDED. THERE IS LIMITED LANDSCAPE/GRASS AREAS ALONG THE PERIMETER OF THE PROPERTY WHERE SNOW STORAGE CAN BE ACCOMMODATED. DUE TO THE AGE OF THE POPULATION OF THE PARK DANFORTH SNOW REMOVAL AND MAINTAINING SAFE ACCESS AND WALKING CONDITIONS HAVE HIGH PRIORITY.
14. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST ZONE (NAD83).
15. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE

PLAN REFERENCES:

1. "Plan of Property in Portland, Maine, for Dr. Lloyd B. Wolf Aug. 1973 H.I. & E.C. Jordan - Surveyors"
2. "Park-Danforth Condominium Plans Site Plan Housing for the Elderly, a Condominium situated at: Stevens and Forest Avenues at Poland Street, Portland, Cumberland, Maine, 12/7/83 Larry Slaughter -Surveyor" recorded in C.C.R.D.Plan Book 140, Page 37.
3. "The Park-Danforth Condominium 777 Stevens Avenue, Portland, Maine, Recording Plat 09-23-97, Land Use Consultants, Inc." recorded in C.C.R.D. Plan Book 197, Page 515.
4. Blue Book Sheets for Stevens Avenue, Forest Avenue, Poland Street, and Arbor Street, from the City of Portland Engineering Department.
5. "Forest Avenue Development Portland Maine Site Plan made for Hannaford Bros. Co. South Portland, Maine" by E.C. Jordan Co. Consulting Engineers, Dated January 6, 1986.

CONDOMINIUM OWNERSHIP:

Lots 146-C-5 and 146-C-10 are the lots that currently comprise Park-Danforth Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit A are owned by Home for the Aged (Book 13485, Page 022) and HUD Unit H is owned by HFA HUD Properties, LLC (Book 31597, Page 247). As I mentioned, the City's records list only Home for the Aged as the owner.

Lots 146-C-6, 146-C-9, 146-C-11, 146-C-12 and 146-C-14 are owned by HFA Forest Avenue Properties, LLC (Book 29524, Page 325).

Lots 146-C-7, 146-C-8 and 146-C-13 are all owned by Home for the Aged (Book 31525, Page 324; Book 30933, Page 330; and Book 31909, Page 268; respectively).

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE	S T D	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H2O
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNGERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		

WAIVERS

On the basis of the application (2014-202) plans, reports and other information submitted by the applicant, findings, recommendations, contained in the Planning Board Report for The Park Danforth site plan and subdivision, including but not limited to Section VIII Technical Waivers, of the report and the staff reviews relevant to Portland's Technical and Design Standards and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

1. Street Trees

The Planning Board ***finds*** that the applicant has demonstrated that due to site constraints preventing the planting of required street trees in the right of way, the requirements of Section 14-526(2)(b)(iii) of the Site Plan Ordinance cannot be met; and the Board **finds** that the applicant has satisfied the waiver criteria set out in Section 14-526(2)(b)(iii)(b) with the monetary contribution to the City's tree fund of $200 per tree for 26 trees for a total of $5,200. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** *Section 14-526 (b)(2)(b)(iii) Street Trees* of the Site Plan Ordinance.

2. Driveway Location

The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist including that the existing driveway location on Forest Avenue cannot be relocated to meet the street separation standard of 125 feet contained in the Technical Manual and Mr. Errico has found that the separation of 70 feet is safe with the right-in and right-out change to the driveway; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.7 Driveway Location* to allow the 70 foot separation.

3. Number of Driveways

The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist, including the demand for emergency services for the elder population that needs two access points off Stevens Avenue, the Forest Avenue curb cut provides access to the service areas for the entire campus and the Arbor Street curb cut provides two-way traffic and that Mr. Errico has found significant coordination has taken place as it relates to providing safe and appropriate access that attempts to meet City Standards, given motorist characteristics, delivery truck circulation, and emergency access requirements. Mr. Errico supports a waiver from the City's Technical Standards for the number of driveways allowable per site. The Board **finds** that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.8. Number of driveways* to allow four curb cuts on-site to permit an emergency access only on Stevens Avenue near Poland Street, a one-way in curb cut on Stevens Avenue to serve the main entrance, a right-in and right-out only on Forest Avenue and two-way curb cut on Arbor Street.

4. Aisle Width

The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.3. *Minimum driveway width (two-way)* to allow a 22 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

5. Underground Utilities

The Planning Board ***finds*** that the applicant has demonstrated that there is insufficient space for an additional riser on the existing pole on Forest Avenue and the pole is required in order to put the electricity underground to feed the transformer and communication pedestals, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** *Section 14-499, Required Improvements, Subdivision Ordinance, (h)*, which requires all utility lines shall be placed underground, unless otherwise approved by the Planning Board, so that one utility pole may be installed.

6. Site Lighting

The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist with the internal courtyard and due to the need for a safe and well-lit area for the residents, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 12.2.6 *Luminaire Types* to allow light pole fixtures and bollards in the courtyard only that are not full cut-off fixtures.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JOHN C. SCHWANDA, PLS NO. 1252

DATE

Approved: Portland Planning Board

Date:

Chair,

Board Members,

Prepared For:

Owner:
Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Applicant:
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Prepared By:

MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth

Portland, Maine

777 Stevens Avenue

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments
JAN. 5, 2015: Per City of Portland Staff Review Comments
APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title: SUBDIVISION PLAT

Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.: 1 of 1

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